Bill Garrett Davidson County
Batch# 104034 DEEDWARR
06/13/2018 09:32:30 AM 2 pgs
Fees: $13.00 Taxes: $889.85
20180613-0056653

WARRANTY DEED

DAVID R. A. ROETER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $240,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF JUNE, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7.12.21

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-4695N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Sian Langh	Cardinal Financial Company, Limited Partnership	162-02-0-087.00
4041 Keeley DrIVE	3701 Arco Corporate Dr., Ste 200	
Antioch, TN 37013	Charlotte, NC 28273	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MOURAD TAKI, A SINGLE MAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SIAN LANGH, A MARRIED MAN

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of Colewood Acres, Section 2 of record in Plat Book 3700, Page 135, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 132 fronts 92 feet on the Westerly side of Keeley Drive and runs back 145.3 feet on the Southerly line and 154.9 feet on the Northerly line, to a broken line in the rear on which it measures 75.3 feet.

Being the same property conveyed to Helene P. Kambu and Alphonse Nganga Londa-Sasa and Emmanuel Londa-Sasa and Josephine M. Bumba-Sasa by Warranty Deed from Larry Wayne Batchelor and Sandra E. Batchelor of record in Book 11298, Page 106, Register's Office for Davidson County, Tennessee, dated January 12, 1999 and recorded on January 14, 1999. (Value or consideration shown in aforementioned deed $106,000.00.)

Being the same property conveyed to Mourad Taki by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee of record in Instrument No. 20180322-0027215 Register's Office for Davidson County, Tennessee, dated March 19, 2018 and recorded on March 22, 2018. (Value of consideration shown in aforementioned deed $126,370.00.) Being also known as 4041 Keeley Drive Antioch, Tennessee 37013.
Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 4041 Keeley DrIVE, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on the 12th day of June, 2018.

Mourad Taki

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MOURAD TAKI, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of June, 2018.

Notary Public

My Commission Expires: 3/10/21

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-10-2021

File #: 18-4695N

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY